

PURPOSE

To assist low-income homeowners with making repairs due to City of Raleigh code violations or due to situations that pose a health and safety risk.

Examples include, but are not limited to:

- Damaged or leaking roofs, eaves and siding
- Broken doors or windows
- Broken plumbing or heating systems
- Lead paint and asbestos removal
- unsafe porches and decks
- unsafe flooring
- damaged walls and ceilings

SOURCE OF FUNDS Bond

ELIGIBLE PROPERTIES

- The home must be located within the city limits of Raleigh. Priority is given to properties located in concentrated code enforcement areas and properties that have been cited for City of Raleigh code violations.
- The home must be in need of repairs that pose a threat to family's health and safety or the home has been cited for code violations by the City of Raleigh Inspections Department.
- The home must be the principal residence for the property owner upon completion of the repairs.
- The home owner must be an individual or family who has a total household income at or below 50% of the area median income (see Maximum Qualifying Income section below).

ELIGIBLE COSTS

- The costs of labor and materials necessary to make the repairs.
- The associated soft costs (i.e. attorney's fees, recording fees, etc.)

MAXIMUM QUALIFYING INCOME

Total household income is calculated by adding all of the gross income for every person 18 years of age and older who will be living in the home. * Maximum income amounts change each year, the chart below is for 2012

number of people in the household	total household income	number of people in the household	total household income
1 person	\$28,000	5 people	\$43,150
2 people	\$32,000	6 people	\$46,350
3 people	\$36,000	7 people	\$49,550
4 people	\$39,950	8 people	\$52,750

LOAN DESCRIPTION

- Loan Amount: Up to \$5,000
- Deferred, non-interest bearing, discounting loan –no payments are ever made if the following requirements are met:
5 years of continuous owner occupancy after repairs are made
Taxes and insurance are kept current
- Loan discounts (principal is reduced) by 20% each year for five years.
During the 5 years, if the home is not continuously owner occupied or the owner fails to meet the taxes and insurance requirements, the loan becomes immediately due and payable at the discounted value on the day the loan condition(s) were violated.

OTHER CONDITIONS AND EXCEPTIONS

- Credit - Existing mortgage on the home, if applicable, must be current and in good standing.
- Taxes and Insurance – Property taxes and insurance must be current at the time the loan is issued and must remain current for the life of the loan.
- Relocation Requirements – The home owner may continue to occupy the home during the repairs unless the repairs pose a health risk as determined by federal relocation requirements.

CONTACT

To apply for a loan, you may call 919-996-4330 to schedule an appointment or you may visit our office.